PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 31461)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer, is: $ 89000.00

Affiant

Sworn and subscribed before me this 18th day of February, 1992.

Notary Public

My Comm. Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Terrance L. Demas 4410 Nebraska Avenue Nashville, Tennessee 37209	NationsBanc Mortgage Corporation 1512 Willow Lawn Richmond, Virginia 23230	103-4-181

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **VanBrackle-Wilson, Joint Venture,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terrance L. Demas, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 12 of Block 13 on the Plan of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

SAID Lot No. 12 fronts 60 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines along the easterly margin of 45th Avenue, North, formerly 4th Street, 160 feet to an alley.

BEING the same property conveyed to VanBrackle-Wilson, Joint Venture by deed from William Whidby and wife, Debra Whidby of record in Book 8484, page 857, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 4410 Nebraska Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of February, 1992.

VanBrackle-Wilson, Joint Venture

By: _____
Hal E. Wilson-Joint Venturer/Partner

By: _____
Dan VanBrackle-Joint Venturer/Partner

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Hal E. Wilson and Dan VanBrackle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Partners of VanBrackle-Wilson, Joint Venture, the within named bargainor, a partnership, and that they as such partners being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal, at office in Nashville, Tennessee, this 18th day of February, 1992.

My Commission Expires: 9/26/92

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

85512

IDENTIF REFERENCE

FEB 20 10 24 AM '92

DAVIDSON COUNTY, TN

2709 02/20 0101 03CHECK 336.30

BOOK 8553 PAGE 887



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8553 PAGE 888

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 89000.00
				CON TX 329.30
				PRFEE 1.00
				WDEED 6.00
				TOTAL 336.30
				CHECK 336.30
02/20/92	01			10:24 0001 2709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8551 2

IDENTIFICATION REFERENCE

FEB 20 10 24 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 503263